

# BUSINESS PROPERTY UPDATE

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"Your Business Property Partner"

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## ... FROM "THE COAL FACE"

### WHERE THERE ARE CHALLENGES THERE ARE OPPORTUNITIES

There is no doubt that recent economic events worldwide have forced companies to take a second look at where they are now and consider how to best navigate the way to achieve their goals given the current environment.

**So where are the opportunities for you or your company?**

**Are your current premises suitable for you?**

The answer to these questions will be different for each business. Different companies will react differently and have a different strategy.

As property plays a big part both cost wise and operationally, one needs to take a good look at this factor.

Our team is being asked to help clients lease and sublease property, offering a diverse range of opportunities. The interesting point to note is that tenants are not waiting until their lease has expired, but rather wish to address many of these issues well in advance.

These leasing opportunities stem from a wide range of reasons. We have tenants wishing to relocate to smaller areas. Some seek space for a shorter period as they have a specific project, or seek the flexibility. Others are still growing and need a larger space to work more effectively. Some of this space is vacant and others fitted out.

So remember:

- You don't have to wait until your lease expires to move out or sublease your space if it is not suitable.
- As property is a major resource and expense to your business, continually review its role and suitability.
- Our team is here to assist you further, as required.

**Some of the properties available for sale or lease are as follows:**

- 4 Talavera Rd, North Ryde – fitted out – short term lease is fine
- Orion Rd, Lane Cove 2,000 – 6,500sqm approx



- Spotless – 436-484 Victoria Rd, Gladesville



- 1 Richardson Pl, North Ryde
- Versatile, Norwest – Excellent quality and stylish building with suites from 80sqm – For Sale or Lease
- 9 Myrtle St, North Sydney – For Sale or Lease – cheaper than North Ryde office space!



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